

**VERONICA MEADOWS SPECIFIC PLAN
MITIGATION MONITORING AND REPORTING PROGRAM
January 16, 2005 (Updated March, 14, 2008)
City of Santa Barbara, Community Development Department**

I. PURPOSE

The purpose of the Veronica Meadows Specific Plan Mitigation Monitoring and Reporting Program (MMRP) is to ensure compliance with all EIR mitigation measures and subsequent Conditions of Approval to mitigate or avoid potentially significant adverse environmental impacts resulting from the proposed project. The implementation of this MMRP shall be accomplished by City staff and the project developer's consultants and representatives. The program shall apply to the following phases of the project:

1. Applicant prepares engineering, landslide stabilization, bank repair, and creek restoration, and stormwater pollution prevention plans and specifications
2. City reviews and approves plans
3. City issues grading and building permits
4. Pre-construction conference with City
5. Construction (inspection and monitoring by City)
6. Post-construction inspection by City

2. RESPONSIBILITIES AND DUTIES

A qualified representative of the developer, approved by the City Planning Division and paid for by the developer, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of this mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.

It is the responsibility of the contractor to comply with all mitigation measures listed in the attached MMRP matrix. Any problems or concerns between monitors and construction personnel shall be addressed by the PEC and the contractor. The contractor shall prepare a construction schedule subject to the review and approval of the PEC. The contractor shall inform the PEC of any major revisions to the construction schedule at least 48 hours in advance. The PEC and contractor shall meet on a weekly basis in order to assess compliance and review future construction activities.

3. IMPLEMENTATION

3.1 Plan Review and Approval

The City shall review and approve the following plans (among others) prior to issuance of grading and building permits:

- Landslide stabilization plan and supporting geotechnical studies.
- Site development plan (bridge, grading, drainage, landscaping, infrastructure, building, etc), including modified storm water treatment plan.
- Creek corridor restoration plan and supporting hydraulic, biological, and geomorphic analyses.
- Creek bank repair and restoration plan and supporting hydraulic, biological, and geomorphic analyses.
- Construction storm water pollution prevention plan.
- Construction traffic control plan.
- Construction fugitive dust and equipment emissions control plan.

3.2 Pre-Construction Conference

The PEC shall prepare a pre-construction project conference report. The report shall include a list of all mitigation measures and a plot plan delineating all sensitive areas to be avoided. This report shall be provided to all construction personnel.

The pre-construction conference shall be conducted by the PEC. The conference shall be attended by the PEC, construction manager, necessary consultants, Planning Division Case Planner, Public Works representative and all contractors and subcontractors associated with the project. Multiple pre-construction briefings shall be conducted as the work progresses and a change in contractor occurs.

The MMRP shall be presented to those in attendance. The presentation shall include project background, the purpose of the MMRP, duties and responsibilities of each participant, communication procedures, monitoring criteria, compliance criteria, filling out of reports, and duties and responsibilities of the PEC and project consultants. It shall be emphasized at this conference that the PEC and project consultants have the authority to stop construction and redirect construction equipment in order to comply with all mitigation measures.

Once construction commences, field meetings between the PEC and project consultants, and contractors shall be held on an as-needed basis in order to create feasible mitigation measures for unanticipated impacts, assess potential effects, and resolve conflicts.

3.3 Monitoring Activities

The PEC and required consultant(s) shall monitor construction activities and post-construction conditions per the EIR mitigation measures (see attached matrix) and Conditions of Approval. The frequency, location, and duration of monitoring is specified in the matrix.

3.4 Reporting Procedures

The PEC shall document compliance with the EIR mitigation measures and Conditions of Approval as specified in the attached matrix. Reporting shall include (at a minimum) the following:

- Master schedule of construction activities that is updated every two weeks.
- Weekly written progress reports to be submitted to the City. The reports would document field activities and compliance with EIR mitigation measures and Conditions of Approval
- Report at the completion of the bridge construction documenting compliance with EIR mitigation measures and Conditions of Approval
- Post-grading and landslide stabilization report to be submitted to the City upon completion of these major earthwork activities documenting compliance with EIR mitigation measures and Conditions of Approval
- Reports after every storm event of one inch over 24 hour period documenting compliance with SWPPP, EIR mitigation measures, and Conditions of Approval, and evaluating performance of stormwater BMPs
- Final report at the end of construction which includes the following: (a) A summary of all monitoring activities, dates, monitors, etc; (b) Complete set of progress reports; (c) An identification of non-compliance events and the manner in which they were corrected; and (d) Any technical reports required.

4. MMRP MATRIX

The following MMRP Matrix describes each EIR mitigation measure, monitoring activities and the responsibilities of the various parties, along with the timing and frequency of monitoring and reporting activities. The MMRP matrix is intended to be used by all parties involved in monitoring the EIR mitigation measures, as well as project contractors and others working in the field. The matrix should be used as a compliance checklist to aid in compliance verification and monitoring requirements. A copy of the MMRP matrix shall be kept in the project file as verification that compliance with all mitigation measures has occurred.

**VERONICA MEADOWS SPECIFIC PLAN
MITIGATION MONITORING AND REPORTING PLAN – JANUARY 2005 (UPDATED MARCH 14, 2008)**

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
<p>W-1. The proposed drainage system shall be modified to provide at least four or more drain outlets to the creek to reduce the magnitude of the discharge at each location compared to the proposed drainage outlets. The new outlets shall be equally distributed along Arroyo Burro Creek to the extent feasible. In addition, the proposed drainage system shall be modified to provide infiltration areas that are distributed along the stream terraces of Arroyo Burro Creek in such a manner as to facilitate infiltration through the banks to support riparian vegetation and contribute to base flows. A preliminary design of the drainage system shall be reviewed and approved by the Community Development Department and Public the Works Department before completing final design for submittal to the Building Department. Examples of design elements to be considered under this mitigation are presented as the Alternative Drainage and Stormwater Treatment Plan (EIR Section 4.11). (A portion of this mitigation measure has been incorporated into the 2008 project design which now includes 5 drain outlets to the creek.)</p>	Applicant/ Contractor	City Staff	Review and approve plans; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division/ Public Works Dept.	
<p>W-2. The applicant shall prepare detailed plans on the methods to remove giant reed and other exotics from the banks of Arroyo Burro Creek as part of the proposed creek corridor restoration effort, as well as for the stabilization and restoration of the two areas of bank erosion. The plans shall include analyses and calculations that demonstrate how the removal and replacement of the undesirable plants can be accomplished without destabilizing the creek banks and increasing bank erosion. The plans for both exotic removal and bank repair shall include considerations of hydraulic and geomorphologic factors along the creek, such as flow velocities, sediment carrying capacity, bank failure nodes, and shear stress factors. They shall describe and show bank stabilization methods and materials, as well as any anticipated long-term weeding and bank maintenance. The plans for bank repair shall evaluate whether maintaining the existing vegetation on the eroded banks would be more stable than the proposed filling of the eroded areas. Only bio-technical bank stabilization shall be used in these efforts – that is, methods and materials that are based on using plants for long-term bank protection. The plans for bank repair shall also include an evaluation of the need to stabilize the base of the creek banks, where the original bank failure occurred, in order to achieve long-term stabilization. All creek bank stabilization associated with the project shall not reduce channel capacity or create new flood hazards. The creek restoration and bank repair plans shall be reviewed and approved by the Community Development Department, Parks &</p>	Applicant/ Contractor.	City Staff	Review and approve plans; inspect in field; direct field personnel as necessary	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division/ Parks & Recreation Dept./Public Works Dept.	

Mitigation Measures	Responsible Entity	Action by Monitor	Timing & Frequency	Compliance Check	Verification
Recreation Department (Creeks Division), and the Public Works Department before completing final design for submittal to the Building Department.	Applicant/ Contractor	Review and approve plan; inspect in field; direct field personnel as necessary	Prior to issuance of building permit(s); regular inspections	Building & Safety Division	
<p>W-3. The following measures shall be incorporated into the project Storm Water Pollution and Prevention Plan (SWPPP), which must meet state NPDES General Construction Permit requirements, and must be approved by the Building Department. The SWPPP shall incorporate all feasible Best Management Practices (BMPs) to reduce erosion from construction activities, to prevent sediment in stormwater discharges, and to minimize non-stormwater pollutants at the project site to the maximum extent possible.</p> <p>g) The following earthwork activities shall be restricted to the period April 1 to November 1 in order to avoid work during the rainy season: grading and earthwork for slope stabilization, mass grading, site grading for roads and building pads, trenching for utilities, and creek bank stabilization. Clearing and grubbing the site for earthwork shall also be restricted to the same time period.</p> <p>h) Construction of the bridge across Arroyo Burro Creek shall be restricted to the period July 1 to November 1 when runoff is low.</p> <p>i) A dewatering and flow by-pass plan for construction of the bridge over Arroyo Burro Creek shall be submitted to the Building Department for review and approval.</p> <p>j) The following construction activities involving minor earthwork and grading may occur in the winter months provided special measures are implemented to address stormwater runoff during the work: (1) construction of pedestrian paths in the creek corridor; (2) weeding, plant removal, and planting in the creek corridor as part of the habitat restoration effort; and placement of caissons. The applicant must prepare specific erosion control and stormwater management plans for these activities if they are planned for the period November 1 to April 1. The plans shall be submitted to the Building Department for review and approval.</p> <p>k) Temporary stockpiles at the project site shall be protected from erosion by the combined use of surface stabilization, upslope runoff diversions, temporary berms around the perimeter, perimeter interceptor ditches, and temporary downstream catchments, as necessary and appropriate. Stockpiles that are present during the winter season (November 1 to April 1) shall be protected from erosion due to direct precipitation or runoff during the winter by the use of surface stabilization (such as erosion control blankets or temporary seed cover).</p> <p>l) BMPs to prevent discharge of construction materials, contaminants, washings,</p>	PEC	Inspect in field	Confirm SWPPP preparation prior to work; monitor implementation of BMPs prior to work; daily monitoring during rainy season	PEC Reports	

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
concrete, fuels, and oils will include the following measures:						
8. Ensure that all construction vehicles and equipment that enter the construction and grading areas are properly maintained (off-site) to prevent leaks of fuel, oil and other vehicle fluids						
9. Implement measures and provide materials to contain any accidental spills or leakage during the fueling of construction equipment at the site						
10. Prepare a spill prevention/spill response plan for the project site that includes training, equipment and procedures to address spills from construction equipment, refueling operations, and stored fluids (if any)						
11. Place all stored fuel, lubricants, paints and other construction liquids in secured and covered containers within a bermed or otherwise contained area at least 200 feet from the creek						
12. Refuel only in bermed areas with impermeable surfaces at least 200 feet from the creek						
13. Prohibit equipment washing and major maintenance at the project site, except for washdown of vehicles to remove dirt						
14. Remove all refuse and construction debris from the site as soon as possible						
g) In order to reduce tracking of sediment from the construction site onto public roads, a stabilized construction entrance/exit shall be constructed and maintained at entrances to the site. Tracking control shall be achieved by either gravel or metal plates.						
Two weeks prior to the beginning of the winter season (November 1), erosion control BMPs shall be installed at the site, and approved by the City Building Department in anticipation of rain events. Due to the extensive area and volume to be graded at the project site, erosion control shall include more than the placement of silt fences. Additional control shall be included such as temporary grass cover, interceptor ditches, and temporary downstream catchment basins.						
W-4. The proposed stormwater treatment system shall be expanded and modified as described below. Examples of several design elements in this mitigation measure are presented in the Alternative Drainage and Stormwater Treatment Plan (EIR Section 4.11).	Applicant/ Contractor/ Homeowners	City Staff	Review and approve plans; review private CC&Rs; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division/ Public Works Dept.	
i) Runoff from the western off-site watershed should be separated from the runoff from the project site. This runoff from this watershed shall be conveyed through						

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<p>the center of the site in an open earthen channel with small check dams to facilitate infiltration of low flows. The site grading plan for Lots 8-11 and 13-24 shall be modified to convey runoff from the lots towards the road into a separate stormwater treatment system.</p> <p>j) Stormwater detention basins or bioswales shall be constructed to treat runoff from Lots 1-7 and the private driveway to these lots, as well as from Lot 12 and the bridge.</p> <p>k) All stormwater from developed areas of the site shall be treated in accordance with the City's requirements in the current SWMP, and supplemented as necessary, with the design standards for detention basins and bioswales contained in Santa Barbara County's SWMP.</p> <p>l) The site plan and architectural design shall be modified during final design to include, to the extent practicable, stormwater management design elements, also known as low-impact design features. Examples include: roof drainage that is direct to infiltration trenches or bioswales; driveways constructed of permeable materials, pavers, or strip pavement for tires only; openings in curbs to provide opportunities for infiltration in adjacent grassy swales along the roads; use of permeable surfaces instead of concrete in roadway ribbon gutters; and small depressions in front yards to collect roadside runoff for infiltration.</p> <p>m) The proposed homeowners association shall have the responsibility, authority, and ongoing funding to monitor and maintain the stormwater management facilities located in the public open space areas of the site and on private lots (if present) which would include detention basins, bioswales, and infiltration basins. The association shall have the authority to levy fees as necessary to maintain, repair, or replace stormwater management facilities. The City shall have responsibility for maintaining Lane "A" and any associated stormwater treatment feature such as permeable ribbon gutters or swales.</p> <p>n) The proposed homeowners association shall periodically issue educational materials to homeowners, tenants, and occupants that address topics such as proper handling, use, and disposal of household chemicals, fertilizers, pesticides, and herbicides; legal impacts of illegal dumping or disposal; household waste collection programs; oil recycling programs; alternative household products; and pet waste management.</p> <p>o) The proposed homeowners association shall prepare a water quality management plan for the four open space areas at the project site: Lot 27 (hillside open space), Lot 25 (central open space with tributary drainage channel), and Lots 26 and 28 (creek corridor with pedestrian path). The plan shall incorporate the principles,</p>	PEC	Inspect in field		Daily, during installation activities	PEC Reports	

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
<p>methods, and approach of the City's Integrated Pest Management (IPM) Plan (as it is revised and updated in the future) in order to minimize the use of pesticides and herbicides for landscape maintenance to the extent feasible. The plan shall also include trash cans, informational signage, and mutt matts along the creek corridor pedestrian path.</p> <p>p) The applicant shall submit a draft Stormwater Management Plan and an Open Space Water Quality Management Plan with the above elements to the Community Development Department and Public Works before completing final project design for submittal to Building Department.</p>						
<p><i>Biological Resources</i></p> <p>BIO-1. The proposed native habitat restoration plans shall be modified as follows to ensure the successful long-term establishment of new and enhanced native habitats at the project site, including the creek corridor restoration, upland habitat restoration in Lots 26, 27, 28, and 31, and creek bank repair and restoration sites. A comprehensive habitat restoration plan for these project elements shall be submitted to the Community Development Department and the Parks & Recreation Department (Creeks Division) for review and approval prior to incorporation into the final grading and landscaping plans to be submitted to the Building Department for final review and approval. The comprehensive habitat restoration plan shall include the following elements (among others):</p> <ul style="list-style-type: none"> ▪ Precise restoration objectives for each habitat type and location ▪ Detailed schedule of tasks and milestones for site preparation, planting, and maintenance ▪ Plans that show grading and soil preparation, and any areas that will require slope stabilization or temporary erosion control ▪ Description of specific habitat types to be restored, including species list and relative abundance in each habitat type, as well as planting densities and propagation methodologies ▪ Plans that show the boundaries of each habitat type to be restored, with precise acreages and plant densities ▪ Description of source of plant materials, with a commitment to utilize plant material from the South Coast region, and preferably from the Las Positas Valley 	<p>Applicant/ Contractor.</p> <p>City Staff</p>	<p>Review and approve plans; inspect in field; direct field personnel as necessary</p>	<p>Prior to issuance of building permit(s); regular inspections</p>	<p>Planning Division/ Building & Safety Division/ Parks & Recreation Dept.</p>		

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
<ul style="list-style-type: none"> ▪ Performance criteria that include survivorship, percent native plant cover, percent noxious weed cover, and percent naturalized species cover ▪ Plans and explanations that show how the non-native landscaping at the project site associated with the individual lots will interface with the native plant restoration in the upland and riparian open space areas ▪ A description of a watering approach to ensure successful plant establishment and long-term productivity, including methods to provide supplemental water ▪ A description of the weed management approach, emphasizing site preparation and watering methods that do not encourage weed growth and use of herbicides that is consistent with the City's adopted Integrated Pest Management (IPM) plan ▪ A long-term rodent management plan that avoids or greatly reduces the use of pesticides or poisons ▪ Plans and a description of the how the habitat restoration plans will incorporate fire hazard requirements for defensible space near structures and fire-safe vegetation, while still achieving habitat restoration goals ▪ Plans and a description of how to establish and maintain riparian habitats in the creek corridor open space with ongoing public uses along the pedestrian path ▪ Plans and calculations for any proposed bank stabilization shall include an evaluation of hydraulic and geomorphologic factors along the creek, such as flow velocities, sediment carrying capacity, bank failure modes, and shear stress factors as described in Mitigation Measure W-2. 						

The plan may include non-native ornamental trees in selected portions of the hillside and central open space areas for aesthetic reasons, provided the number of these locations is low and the non-native trees would not displace native plants over time.

The plan shall also include a maintenance and monitoring program to be implemented by the homeowners association with a description of the authority and mechanism to secure sufficient funding to ensure long-term success. The program must be a minimum of 5-years or until performance criteria are achieved and there must be an ongoing program to ensure that the invasive giant reed or other highly invasive species are kept under control consistent with performance criteria perpetually.

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
The plan would apply to portions of the City-owned parcel on the east side or Arroyo Burro Creek. Hence, the restoration approach and plan for this element of the project shall be approved by the City Parks and Recreation Department. The applicant shall maintain the restoration areas on City property for a minimum of 5 years or until the performance criteria have been achieved, at which time the City will assume responsibility for maintenance.						
BIO-2. Oak trees to be removed shall be replaced at a 10:1 ratio at the project site. The replacement trees shall range in size from one gallon to 15-gallon trees. Planting locations shall be appropriate for oak trees, as determined by the arborist or restoration ecologist, and included in the habitat restoration plans. The number of oak trees to be removed shall be confirmed on the final plans. The plans shall include an oak and riparian tree protection drawings and specifications that require the following:	Applicant/ Contractor.	City Staff	Review and approve plans; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division	
<ul style="list-style-type: none"> ▪ Prior to grading, temporary protective fencing (4 feet high) shall be installed three feet outside the drip line of all oak and riparian trees to be preserved. Fencing shall be maintained during the entire construction period. ▪ Heavy equipment shall not be used or parked within three (3) feet of oak tree drip lines, except where approved by a qualified arborist, and after protective fencing has been installed. ▪ Soil, rocks, or construction material shall not be stored or placed within the drip line of oak trees. 		PEC	Inspect in field	Daily, throughout project duration	PEC Reports	
BIO-3. The area of temporary disturbance associated with installation of the bridge over Arroyo Burro shall be minimized to the maximum extent feasible. The limit of temporary disturbance upstream and downstream of the bridge shall not exceed 25 feet. All disturbed areas shall be restored with native riparian trees and shrubs. The disturbed banks shall be stabilized, as necessary, with biotechnical methods to prevent post-construction erosion. Native perennial plants that are tolerant of shade shall be planted under the bridge span. To the extent feasible, tall riparian trees shall be planted that will grow adjacent to the edge of the bridge and provide cover.	Applicant/ Contractor	City Staff	Review and approve plans; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division	
BIO-4. To partially offset the permanent habitat losses at the bridge site, the open space area north of the entrance road and south of Lots 11 and 12 and the area between Las Positas Road and the creek from the bridge to the condominiums shall be restored to a native oak-riparian area dedicated to wildlife habitat, particularly riparian breeding birds and raptors. The restoration of this site shall be included in	Applicant/ Contractor	City Staff	Review and approve plans; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division	

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
the comprehensive native habitat restoration plan for the proposed project (see Mitigation Measure BIO-1).		PEC	Inspect in field	Daily, throughout project duration	PEC Reports	
BIO-5. Phase I grading and earthwork within 100 feet of the outer edge of the existing riparian corridor (as mapped in the EIR) shall not occur during the period 1 March through 15 July in order to avoid disturbance to breeding birds. Prior to removal of any oak, eucalyptus, or native riparian tree, a qualified biologist shall carefully examine the tree to determine that no active bird nests are present. If a nest is located, tree removal shall be delayed until all chicks have fledged.	Applicant/ Contractor	City Staff	Review and approve plan; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division PEC Reports	
BIO-6. The limits of disturbance in areas with native or naturalized vegetation shall be minimized to the extent feasible. Limits of clearing and grubbing, grading, and vehicular access shall be marked at the site with orange exclusion fencing.	Applicant/ Contractor	PEC	Conducts pre-construction survey and enforces work restriction	Conducts survey for nest for work in restricted zone after July 15th	Planning Division/ Building & Safety Division PEC Reports	
BIO-7 The following measures shall be implemented to reduce impacts of residential development on riparian resources in the creek:	Applicant/ Contractor	City Staff	Review and approve plans; review private C.C&Rs; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division PEC Reports	
<ul style="list-style-type: none"> ▪ The lowest output lighting permissible on all roadways and common areas of the development shall be used. All street and common lighting shall be shielded so that stray light effects are minimized, and to avoid direct illumination of the riparian corridor, except as needed for public safety. Decorative night lights shall not be directed into trees within the riparian restoration area. ▪ The pedestrian path in the creek open space corridor shall be sited to provide views and an aesthetic enjoyment of the creek environment. However, the alignment of the path shall not substantially interfere with the primary objective of providing wildlife habitat and native plant cover along the creek corridor. The path shall also include interpretive signs informing the public of the sensitive resources in the creek, and asking the public to refrain from entering the creek channel, or letting pets enter the channel. The final design for the creek open space shall also include a consideration of low-profile fencing at the top of the creek bank or in sensitive habitat areas. 		PEC	Inspect in field	Weekly, until full compliance is confirmed	Planning Division/ Building & Safety Division PEC Reports	

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
<ul style="list-style-type: none"> The proposed gazebo to be located along the pedestrian path shall be situated as far as possible from the creek (a minimum of 50 feet), and the location shall be selected to minimize impacts to riparian resources. 						
<ul style="list-style-type: none"> The proposed homeowners association shall prepare and implement (with long-term funding assurances) a habitat maintenance and management plan for the four open space areas at the project site: Lot 27 (hillside open space), Lot 31 (central open space with tributary drainage channel), and Lots 26 and 28 (creek corridor with pedestrian path). The plan shall incorporate the principles, methods, and approach of the City's Integrated Pest Management (IPM) Plan (as it is revised and updated in the future) in order to minimize the use of pesticides and herbicides for landscape maintenance to the extent feasible. The plan shall include measures to monitor and remove the amount and extent of non-native invasive plants, particularly ensuring ongoing control of the aggressive giant reed; maintain the riparian plantings in good health; and contingency plans for replacement planting. It shall also include measures to monitor and manage public access to prevent unanticipated impacts to riparian and aquatic habitats in the creek from public uses. Violations shall be strictly enforced and citable, using the City's Administration Program or other appropriate methods. 	Applicant/ Contractor	City Staff	Review and approve plans; inspect in field	Prior to issuance of building permit(s)	Transportation Division /Planning Division	
<p>BIO-8. The width of the proposed bridge shall be reduced by only including a sidewalk on one side, if this modification does not create unsafe conditions for pedestrians and bicyclists, as determined by the City Transportation Division.</p> <p>BIO-9. The bridge design and/or materials shall be modified to minimize the effects of vehicle noise on the adjacent riparian habitat. Possible design modifications could include eliminating openings along the bridge or using road surface materials that reduce wheel noise, and installing wildlife crossing signs and speed bumps.</p> <p>G-1. The stabilization of landslide above Lot 12 will involve the excavation of a deep shear key. This excavation shall be expanded to assess the presence or absence of the nearby Lavigia Fault in accordance with City requirements. The excavation shall be inspected by a Certified Engineering Geologist to identify possible features associated with the nearby Lavigia Fault. If evidence of faulting is detected, the likelihood of faulting affecting the structures at Lot 12 shall be evaluated and appropriate measures shall be included into the design to accommodate possible future movements, if necessary, in accordance with City requirements.</p>	Applicant/ Contractor	City Staff	Review and approve plans; inspect in field	Prior to issuance of building permit(s)	Transportation Division /Planning Division	

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
G-2. The potential for liquefiable conditions underlying Lots 7 through 24 shall be evaluated by a geotechnical investigation during final design of the project. This investigation shall include additional borings at depth and locations approved by the City Building Department. Areas that are susceptible to liquefaction shall be identified. Appropriate design and construction techniques to address this condition (e.g., ground improvement, drainage) shall be included in the final design to be reviewed and approved by the Building Department. The applicant shall also provide evidence that the construction of deep shear keys using engineered fills as part of landslide stabilization for other lots will reduce the potential for seismic liquefaction at these locations to an acceptable level.	Applicant/ Contractor	City Staff	Review and approve plans	Prior to issuance of building permit(s); as necessary	Building & Safety Division	
G-3. The potential for expansive soils underlying Lots 12 through 21 shall be evaluated by a geotechnical investigation during final design of the project. Appropriate design and construction techniques to address this condition shall be included in the final design to be reviewed and approved by the Building Department. The applicant shall also provide evidence that the construction of deep shear keys using engineered fills as part of landslide stabilization for other lots will mitigate the expansive soils at these locations to an acceptable level.	Applicant/ Contractor	City Staff	Review and approve plans	Prior to issuance of building permit(s); as necessary	Building & Safety Division	
G-4. The potential for high groundwater conditions in lots along the base of the hillside (Lots 1-7, and Lots 12 through 21) shall be evaluated by a geotechnical investigation during final design of the project. These investigations shall include additional borings. Appropriate drainage measures to address this condition shall be included in the final design to be reviewed and approved by the Building Department.	Applicant/ Contractor	City Staff	Review and approve plans	Prior to issuance of building permit(s); as necessary	Building & Safety Division	
G-5. To ensure that a significant impact due to landslide hazards is avoided throughout the life of the project, the applicant shall complete a geotechnical investigation that provides the basis for final design and construction. The investigation program shall include sufficient subsurface exploration, laboratory testing, and engineering analysis to fully characterize each landslide and to develop an appropriate design of shear keys and cast-in-ground caissons to allow construction to proceed safely and to provide sufficiently stable building sites against future landslides under both static and dynamic loading conditions. The results of the study shall be subject to review and approval by the City Building Department, and an independent geotechnical engineer and geologist to provide a greater level of confidence in the proposed solutions. The investigation shall include borings at landslides 1, 2, 3, 8, 9, and 12 to provide suitable information to design stabilization programs for Lots 1 through 6, Lot 12, NW of Lot 19, and SW of Lots 20 and 21.	Applicant/ Contractor	City Staff; geotechnical engineer and geologist	Review and approve plans	Prior to issuance of building permit(s); as necessary	Building & Safety Division; geotechnical engineer and geologist	

Mitigation Measures	Responsible Entity	Action by Monitor	Timing & Frequency	Compliance Check	Verification
Some of the borings shall be drilled along the proposed caisson wall alignments to provide a basis for the actual wall design, e.g., caisson diameter, spacings and depth prior to the start of construction. This is necessary because in several instances the proposed caisson depths are less than the estimated depth of sliding. The investigations shall also determine the diameter and spacing of caissons, as the proposed diameter (2 feet) spacing (4 or 5 pier diameters) may not be sufficient to resist the driving forces, particularly during seismic loading, due to the quasi-stable landslide mass. All shear key excavations shall be observed and mapped by a qualified geotechnical engineer or engineering geologist to verify design assumptions in accordance with Section 3317 of Appendix Chapter 33 of the 1997 Uniform Building Code (UBC)/1998 California Building Code (CBC).					
CR-1. Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, preparation and implementation of a Phase III Archaeological Resources Report in accordance with the City Master Environmental Assessment Guidelines for Assessment of Archaeological Resources and Historic Structures and Sites, etc. If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization. If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission to determine the disposition of the remains.	Applicant/ Contractor City Staff	Review and approve plans Prior to issuance of building permit(s)	Planning Division		
CR-2. The remnant oak trees at the project site shall be retained and incorporated into the project. Interpretive signage shall be placed near the trees along a path. The signage shall include a photograph of the buildings that were once located nearby,	Applicant/ Contractor City Staff, Historic Land-	Review and approve plans; inspect in	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building &	

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
showing the activity on the site associated with the water company. All of the interpretive signage shall be metal within a wood frame (subject to review and approval by the Historic Landmarks Commission), and the text will be prepared by a qualified historic preservation professional.		marks Commission PEC	field Inspect in field		Safety Division PEC Reports	
CR-3. A gazebo structure shall be constructed near the proposed pedestrian trail along the creek corridor. It shall be constructed to match the design, scale, and material of the original building that was associated with the water company. The gazebo structure shall contain a display of the history of Veronica Springs, including photographs and advertising brochures from the water bottling plant in town and the Veronica Springs site itself. If artifacts are found through archaeological monitoring, those artifacts should be suitably displayed in the building. The gazebo design shall be reviewed and approved by the Historic Landmarks Committee and Architectural Board of Review. The proposed gazebo shall be situated as far as possible from the creek (a minimum of 50 feet) and the location shall be selected to minimize impacts to riparian resources.	Applicant/ Contractor	City Staff; Historic Landmarks Commission	Review and approve plans; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division	
CR-4. Interpretative signs shall be placed along the public path along the creek corridor that describe the entry road to Veronica Springs and other historical elements on the site. The signs shall be reviewed and approved by the Historic Landmarks Committee and Architectural Board of Review.	Applicant/ Contractor	City Staff; ABR & HLC	Review and approve plans; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division	
CR-5. The name of the new development and streets within the development shall reflect the history of the Veronica Springs site (e.g., Veronica Springs, Veronica Meadows, Kimball Road, Hawley Heights, Clifton Way, Thomas Road). The street names shall be reviewed and approved by the Historic Landmarks Committee.	Applicant/ Contractor	City Staff & HLC	Review and approve plans; inspect in field	Prior to issuance of Certificate of Occupancy; regular inspections	Planning Division/ Public Works Dept.	
AQ-1. The following measures would reduce fugitive dust emissions related to construction activities and haul trucks. They are based on the standard dust mitigation measures of the APCD.	Applicant/ Contractor	City Staff	Inspect in field	During regular inspections	Building & Safety Division	
k) Areas subject to clearing, grading, earth moving or excavation shall be kept sufficiently moist, through use of either water trucks or sprinkler systems, to prevent dust from leaving the site. Water trucks or sprinkler systems shall also be						

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
<p>used to keep on-site roads (paved and unpaved) damp enough to prevent dust raised from leaving the site. At a minimum, this shall include wetting down these areas in the late morning and after work is completed for the day. At the end of the day, areas with disturbed soil shall be sufficiently moistened to create a crust. Increased watering frequency shall be required whenever the wind speed exceeds 15 mph. These areas must also be kept moist during weekends and days when no construction activities are occurring.</p> <p>b) Reclaimed water shall be used for dust control if the Public Works Director determines that it is reasonably available</p> <p>m) Stockpiles and barren areas at the project site that shall be disturbed on a periodic basis (at least once every 5 days) shall be kept sufficiently moist by the use of water trucks or sprinklers to prevent dust from leaving the site.</p> <p>n) Stockpiles and barren areas at the project site that shall remain undisturbed for more than 5 days shall be stabilized by the use of tackifiers, soil binders, or other measures. These stabilization agents shall be replenished throughout the dry season on an as-needed basis to prevent dust emissions.</p> <p>o) On-site vehicle speeds shall be limited to 15 miles per hour or less.</p> <p>p) Gravel pads or similar devices shall be installed at all access points to prevent tracking of mud on to public roads.</p> <p>q) Alan Road, Cliff Drive (between Alan Road and Las Positas Road), and Las Positas Road (between Cliff Drive and Veronica Springs Road) shall be inspected daily (midday and at the end of the day) during periods of truck hauling to determine if there is an accumulation of silt on the road that could cause fugitive dust. These road segments shall be kept clean of such silt by the use of a street sweeper or watering truck.</p> <p>t) Trucks transporting fill material to and from the site shall be tarped from the point of origin.</p> <p>s) Upon the completion of construction, all disturbed areas shall be stabilized by the use of rock protection or perennial vegetation.</p> <p>t) The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to initiation of construction. All dust control requirements shall be shown on grading and building plans.</p>	PEC	Inspect in field	Daily, during grading activities	PEC Reports		

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
AQ-2. The following measures would reduce NO _x emissions from construction equipment and haul trucks. They are based on the standard mitigation measures of the APCD.	Applicant/ Contractor	City Staff	Inspect in field	During regular inspections	Building & Safety Division	
i) Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) should be utilized wherever feasible.						
j) The engine size of construction equipment shall be the minimum practical size.						
k) The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.						
l) Construction equipment shall be maintained in tune per the manufacturer's specifications.	PEC	Inspect in field		Weekly	PEC Reports	
m) Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.						
n) Catalytic converters shall be installed on gasoline-powered equipment, if feasible.						
o) Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available and if determine to be reasonable and feasible by the City Public Works Department.						
p) Construction worker trips should be minimized by encouraging carpooling and by providing for lunch onsite.						
N-1 Clearing and grubbing, earthwork, drilling, concrete placement, and other major construction activities involving heavy equipment shall be restricted to 8 a.m. to 5 p.m. at the following locations: bridge site, landslide stabilization site above Lot 12, and landslide stabilization site above Lot 1.	Applicant/ Contractor	City Staff, PEC	Inspect in field	During regular inspections; daily	Building & Safety Division; PEC Reports	
N-2 No haul, dump, or supply trucks shall use Alan Road for access during Phase 2, except as need to construct residences at Lots 1 and 2. During Phase 1, all haul trucks, dump trucks, and heavy equipment traffic on Alan Road shall be restricted to the time period 9 a.m. to 4 p.m. during weekdays.	Applicant/ Contractor	City Staff, PEC	Inspect in field	During regular inspections; daily	Building & Safety Division; PEC Reports	

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
<p>N-3. The following measures should be incorporated into the project contract specifications to minimize general construction noise impacts:</p> <p>k) Construction operations shall be limited to the hours 7 a.m. to 7 p.m. Monday through Friday or at any time on Saturday, Sunday or on holidays, consistent with the City of Santa Barbara Municipal Code. Holidays are defined as those days that are observed by the City of Santa Barbara as official holidays, and include New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and the following Friday, and Christmas Day. Further restrictions on construction operations are provided in Mitigation Measure N-1.</p> <p>l) All noise-producing project equipment and vehicles using internal combustion engines (including haul trucks) shall be professionally fitted with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features. These devices shall be professionally maintained in good operating condition so as to meet or exceed original factory specification. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment.</p> <p>m) Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from Alan Road and the Stone Creek Condominiums.</p> <p>n) The speed limit at the construction site during prior to completion of paved roads shall be 15 MPH.</p> <p>o) The use of noise-producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.</p> <p>p) No project-related music system shall be audible at any adjacent receptor.</p> <p>q) Within 20 days of commencement of construction, the project applicant shall provide a notice of construction schedule to property owners, residents, and neighborhood organizations within 500 feet of the site boundary and post information on the site in a location visible to the public, including the hours of operation and contact person with a telephone number who can address questions and problems that may arise during construction.</p> <p>r) All project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs); areas where noise levels are routinely expected to exceed 80 dBA shall</p>	<p>Applicant/ Contractor</p> <p>City Staff; PEC</p>	<p>Inspect in field</p>	<p>During regular inspections; daily</p>		<p>Building & Safety Division; PEC Reports</p>	

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
be clearly posted with signs stating "Hearing Protection Required in this Area."						
s) Survey work, construction within residential units with completed walls, and landscaping (manual labor only) may occur at the project site on Saturday. No construction work can occur on Saturday if it involves the use of haul trucks or construction equipment (e.g., loaders, backhoes, generators, etc).						
i) Construction staging areas where vehicles may idle or other noise-generating activities take place shall be located as far from adjacent residential areas as feasible.						
VS-1. The applicant shall submit final architectural plans and color/material boards to the Architectural Board of Review (ABR) for review and approval. The color and texture scheme shall be designed to minimize visual contrast with the surrounding landscape.	Applicant/ Contractor	City Staff & ABR	Review and approve plans; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division	
VS-2. The final architectural plans for residences at Lots 1 and 2 shall be designed to minimize the contrast of height and mass between the proposed two-story homes and the adjacent one-story homes along Alan Road. These plans shall be submitted to the Architectural Board of Review (ABR) for review and approval.	Applicant/ Contractor	City Staff & ABR	Review and approve plans; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division	
VS-3. To prevent nighttime glare, any exterior lighting installed on the project site shall be of low intensity, low glare design, and be hooded to direct light downward and prevent spill over onto adjacent parcels. All light fixtures shall be shielded so that neither the lamp nor the related reflective interior surface is visible from any of the observation points. All light poles, fixtures, and hoods shall be dark colored (non-reflective). Security and street lighting shall be shielded so as not to create glare when viewed from the observation points. The light poles and fixtures shall not be obtrusive to travelers along Las Positas Road, the Alan Road neighborhood, or the public open space areas.	Applicant/ Contractor	City Staff & ABR	Review and approve plans; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division	
PS-1. A solid waste management plan identifying measures for reuse, source reduction, and recycling shall be developed for construction and operation of the proposed project, and submitted to the City's Environmental Analyst and the County's Solid Waste Division for review and approval prior to building permit issuance.	Applicant/ Contractor	City Staff	Review and approve plan; review private CC&Rs; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division/ Public Works Dept.	PEC Reports
		PEC	Inspect in field	Weekly, during construction		

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Frequency	Timing & Check	Compliance	Verification
H-1. Prior to issuance of building and grading permits, the applicant shall submit a pesticide management plan that addresses the selection, application, storage, and transport of herbicides, insecticides, and rodenticides that would be used in managing the public open spaces at the project site by the homeowner's association. The plan shall be consistent with the City's Integrated Pest Management (IPM) program, and shall be designed to minimize the use of pesticides over time and to avoid public exposure.	Applicant/ Contractor	City Staff	Review and approve plan; review private CC&Rs; inspect in field	Prior to issuance of building permit(s); regular inspections	Planning Division/ Building & Safety Division	Planning Division/ Building & Safety Division	Planning Division/ Building & Safety Division
H-2. Prior to the issuance of building and grading permits, the applicant shall conduct a study to determine the potential for radon gas to be emitted from the project soils after grading. If it appears that radon is present, the building plans shall incorporate EPA-approved construction methods and design features to prevent the exposure of residents to the gas.	Applicant/ Contractor	PEC	Inspect in field	Weekly, during construction	PEC Reports	Building & Safety Division	Building & Safety Division
TR-1. The following measures are recommended to minimize truck conflicts on Alan Road with passenger vehicles, bicycles, pedestrians, and parked vehicles during Phase 1 of the construction:	Applicant/ Contractor	City Staff	Review and approve plan; inspect in field	Prior to issuance of building permit(s); regular inspections	Transportation Division /Planning Division/ Building & Safety Division	Transportation Division /Planning Division/ Building & Safety Division	Transportation Division /Planning Division/ Building & Safety Division
<ul style="list-style-type: none"> ▪ The project applicant shall prepare and implement a Traffic Control Plan that shall specify measures to ensure traffic safety on Alan Road. The plan shall include instructions and guidelines on signage, notification of residents, ingress/egress procedures for large trucks, contact person with phone number, possible need for traffic control attendant, and measures to avoid passage of two trucks on the narrow road. ▪ No trucks shall park or queue on Alan Road at any time ▪ The truck speed limit along Alan Road shall be 15 MPH ▪ Truck drivers shall be disciplined for non-compliance with safety regulations. All trucks shall be clearly marked with a number visible to residents on both sides of the road and from the rear in the event non-compliance needs to be reported. 		PEC	Inspect in field	Daily, during Phase 1 of construction	PEC Reports	PEC Reports	PEC Reports
TR-2. The proposed intersection at Las Positas Drive and project site entrance (Lane "A") shall consist of a stop-controlled intersection that meets all applicable Caltrans standards, including turn lane lengths, roadway widths and curb-return radii. Caltrans has indicated that a public road intersection with a southbound right-turn lane and northbound left-turn lane on Las Positas Road will be required at the intersection. Minor widening of Las Positas Road may be required to provide adequate width for the turn lanes. The project applicant shall acquire Caltrans'	Applicant/ Contractor	City Staff	Review and approve plan; inspect in field	Prior to City Council action on the Specific Plan; prior to issuance of building permit(s); regular inspections	Transportation Division /Planning Division/ Building & Safety Division	Transportation Division /Planning Division/ Building & Safety Division	Transportation Division /Planning Division/ Building & Safety Division

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
conceptual approval of the intersection prior to final action by the City Council on the proposed Specific Plan. The project applicant shall also acquire all necessary Caltrans approval, including an encroachment permit, for the intersection prior to submission of plans for City building and grading permits. The final design of the intersection improvements will be determine as part of the encroachment permit process.						
TR-3. The proposed intersection at Las Positas Road and the project site entrance (Lane "A") shall include pruning or otherwise modifying trees and other vegetation on the west side of Las Positas Road between the access connection and the Stone Creek condominium complex access connection to create sight distances that meet Caltrans standards.	Applicant/ Contractor	City Staff	Review and approve plans; inspect in field	Prior to issuance of building permits(s); regular inspections	Transportation Division /Building & Safety Division	
TR-4. The entrance to the project site (Lane "A") from Las Positas Road shall be modified to permit adequate clearance for incoming trucks and vehicle queued on the onbound approach at the intersection waiting to exit the site vehicles. The modifications shall meet Caltrans standards.	Applicant/ Contractor	City Staff	Review and approve plans; inspect in field	Prior to issuance of building permits(s); regular inspections	Transportation Division /Building & Safety Division	
TR-5. The project applicant shall video document the pavement conditions on Alan Road, Cliff Drive, and Las Positas Drive before and after the construction project to determine the level of impact caused by the project. This documentation shall be provided to the City of Santa Barbara, Transportation Department. If the project traffic has caused damage to the roadway surface, the project applicant shall repair or resurface the affected reaches.	Applicant/ Contractor	City Staff	Review and approve video and condition of road	Before and after the project construction	Transportation Division	
TR-6. The applicant shall provide the City with a fair share contribution to fund capacity or operational improvements by the City or Caltrans to the intersections listed below, where the project would have a significant contribution to cumulative impacts.	Applicant	City staff	Confirm receipt of fund	Prior to issuance of certificates of occupancy	Planning Division/ Transportation Division	
▪ Calle Real/Hwy 101 NB Ramps ; Las Positas Road/Hwy 101 SB Ramps; Las Positas Road/Modoc Road; Las Positas Road/Cliff Drive						

These intersections are currently Caltrans facilities. Capacity improvement projects have been identified at each intersection, but specific projects have not yet been programmed or funded at this time except at Las Positas and Cliff Drive. At this intersection, the City proposes to install a roundabout to improve traffic conditions, if and when Highway 225 is relinquished to the City. The City has prepared a Project Study Report (PSR) for the roundabout project and has initiated the relinquishment

Mitigation Measures	Responsible Entity	Monitor	Action by Monitor	Timing & Frequency	Compliance Check	Verification
The applicant shall contribute fair share funding for improvements at all four intersections based on the peak hour traffic volume contributed by the proposed project as a percentage of the existing and future volume that exceeds the City's significance impact threshold of 0.77 volume/capacity (V/C) ratio. The fair share contribution shall be determined by multiplying the above percentages times the estimated construction costs of the intersection improvements, and then summing the amount for each intersection. The estimated fair share contribution for this project is \$88,850.	The applicant shall execute a contract with the City prior to issuance of certificates of occupancy for the project that specifies the total fair share contribution, contract period, and the mechanism for transferring funds to the City and then making them available to Caltrans as needed. The fair share contribution shall be made prior to the issuance of the certificate of occupancy. The amount shall be \$88,850, unless refined construction estimates are developed for one or more of the intersection projects prior to the execution of the contract. The contribution shall be revised based on new construction estimates and utilizing traffic information in the Final EIR, but would not exceed a total contribution of \$88,850 or the amount established in the final project conditions of approval. The contract period shall be 10 years.	The City shall allocate the funds to any of the four intersection projects if they are constructed during this 10-year timeframe only in the amounts as identified for each intersection mitigation, unless the City has the adopted a fee mitigation program that allows the allocation of the entire contribution to one or more projects. Any unallocated funds at the end of 10 years shall be returned to the homeowners in proportion to their lot size.	This measure may be superseded if a formal traffic mitigation fee program is adopted by City Council prior to the approval of this project, and the City determines that the mitigation under the program is consistent with this measure. The total contribution shall not exceed the amount established by project condition of approval.			